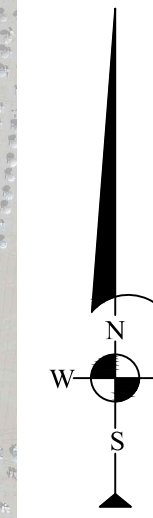


# BOUNDARY & TOPOGRAPHIC SURVEY



LOCATION MAP  
NOT TO SCALE  
MIAMI-DADE COUNTY, FLORIDA

### ABBREVIATIONS:

STA.	= STATION
ELEV.	= ELEVATION
ID	= IDENTIFICATION
PSM	= PROFESSIONAL SURVEYOR & MAPPERS
LB	= LICENSED BUSINESS
C.B.S.	= CONCRETE, BLOCK, STUCCO
CONC.	= CONCRETE
SWK.	= SIDEWALK
PVMNT.	= PAVEMENT
C.L.F.	= CHAIN LINK FENCE
O.R.B.	= OFFICIAL RECORD BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
INV.	= INVERT
No.	= NUMBER
R/W	= RIGHT OF WAY
SEC.	= SECTION
TWP.	= TOWNSHIP
RNG.	= RANGE
D	= DEED
C	= CALCULATED
P	= PLAT
N	= NORTH
E	= EAST
R.C.P.	= REINFORCED CONCRETE PIPE
C.M.P.	= CORRUGATED METAL PIPE
PVC	= POLYVINYL CHLORIDE PIPE
PK	= PARKER KALON
R	= RADIUS
Δ	= DELTA
L	= LENGTH

### LEGEND:

	WATER VALVE
	FLOOD LIGHT
	PALM TREE
	TREE
	SINGLE SUPPORT SIGN
	WATER VALVE
	MANHOLE SANITARY
	WATER METER
	FIRE HYDRANT
	GUARD POLE
	GAS METER
	ELECTRIC METER
	CATV
	JUNCTION BOX
	MANHOLE TELEPHONE
	MANHOLE ELECTRIC
	DEED
	MANHOLE UNKNOWN
	CLEANOUT VALVE
	PLAT
	MANHOLE SEWER
	SANITARY VALVE
	EFF VALVE
	PARK METER
	BIKE RACK
	GUY ANCHOR
	LUMINAIRE
	BUS TOP
	SIGNAL SUPPORT
	WIRE PULL BOX
	DUMPSTER
	CENTER LINE
	SECTION LINE
	SPOT ELEVATION

### LINE TYPE:

	CENTER LINE
	RIGHT OF WAY LINE
	SUBDIVISION LINE
	RIGHT OF WAY LINE
	ORIGINAL LOT LINE
	PAVEMENT MARKS
	CHAIN LINK FENCE LINE
	SHRUB HEDGE

### LEGAL DESCRIPTION:

- A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, BLOCK 8, SOUTH BEACH PARK AS RECORDED IN PLAT BOOK 6 AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S87°38'57"W FOR 41.08 FEET TO A POINT ON THE WESTERLY LINE OF A 100.00 FOOT RIGHT OF WAY PER OFFICIAL BOOK 12566 PAGE 2910 FOR WASHINGTON AVENUE SAID POINT BEING THE POINT OF BEGINNING OF THE HEREMFTER DESCRIBED PARCEL OF LAND; THENCE S10°47'36"W ALONG SAID 100.00 FOOT RIGHT OF WAY AND ITS SOUTHWESTERLY EXTENSION FOR 239.73 FEET BEING A NON-TANGENT POINT ON A CIRCULAR CURVE CONCAVED TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N11°02'53"W; THENCE WESTERLY AND NORTHWESTERLY ALONG A 214.07 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 77°10'29" FOR AN ARC DISTANCE OF 288.35 FEET TO A NON TANGENT POINT ON A CIRCULAR CURVE CONCAVED TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N62°37'08"E; THENCE NORTHWESTERLY ALONG A 104.49 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°54'26" FOR AN ARC DISTANCE OF 21.72 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE S87°37'54"W ALONG THE SOUTH LINE OF SAID LOT 3 FOR 165.46 FEET; THENCE N32°13'24"W FOR 92.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE N87°38'57"E ALONG SAID NORTH LINE FOR 150.03 FEET; THENCE N02°01'10"W ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF JEFFERSON AVENUE AS SHOWN ON THE PLAT OF "OCEAN BEACH ADDITION NO. 3" PLAT BOOK 2 PAGE 81 OF SAID PUBLIC RECORDS, FOR 132.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTH POINTE DRIVE, ALSO BEING THE NORTH LINE OF SAID SECTION 10; THENCE N87°38'57"E ALONG SAID RIGHT OF WAY FOR 384.43 FEET TO A POINT ON THE NORTHERLY EXTENSION OF SAID WESTERLY LINE OF 100.00 FOOT RIGHT OF WAY; THENCE S10°47'38"W ALONG SAID WESTERLY LINE FOR 135.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,965.45 SQUARE FEET OR 2.71 MORE OR LESS.

### SURVEYOR'S NOTES:

- OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- LEGAL DESCRIPTION PROVIDED BY CLIENT. O.R.B. 26133, PG. 2394.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (ADJUSTMENT 2011). A BEARING OF N 87°40'48" E WAS ESTABLISHED ALONG SOUTH POINTE DRIVE, USING A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TRAVERSE METHODOLOGIES. ALL DATA WAS ADJUSTED USING FDOT APPROVED LEAST SQUARE ADJUSTMENT SOFTWARE.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051, FAC. THE HORIZONTAL ACCURACY OBTAINED ON THIS TOPOGRAPHIC SURVEY WAS FOUND TO EXCEED 1 FOOT IN 7,500 FEET, A COMMONLY ACCEPTED VALUE IN THE CONSTRUCTION AND SURVEY INDUSTRY FOR SUBURBAN AREAS.
- THE ELEVATION AS SHOWN ARE BASED ON A CLOSED LEVEL RUN BETWEEN THE TWO ELEVATIONS BENCHMARKS NOTED BELOW AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051, FAC. THE VERTICAL ACCURACY OBTAINED ON THIS TOPOGRAPHIC SURVEY EXCEED THE CALCULATED VALUE OF CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIME THE SQUARE ROOT OF THE DISTANCE IN MILES A COMMONLY ACCEPTED VALUE IN CONSTRUCTION AND SURVEY INDUSTRY.
- ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON MIAMI-DADE COUNTY BENCHMARKS:  
BM TIDAL 01-R, ELEVATION 2.55' (NAVD88)  
BM D-142-R, ELEVATION 2.33' (NAVD88)
- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.  
SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
- THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE ELEVATION 8.0' PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY NUMBER:120651 PANEL NUMBER: 12086C0319 SUFFIX L.
- NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES:SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION.THIS NOTICE IS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- MANUEL G. VERA & ASSOCIATES, INC. DOES CARRY PROFESSIONAL LIABILITY INSURANCE FOR SURVEYING AND MAPPING SERVICES.
- LAST DAY OF FIELD WORK WAS ON 12/23/2024.

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Digitally signed by Carlos E Alonso  
Date:2025.10.21 10:07:52 -0400

CARLOS E. ALONSO PSM #6669  
MANUEL G. VERA & ASSOCIATES INC. L.B.2439  
STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

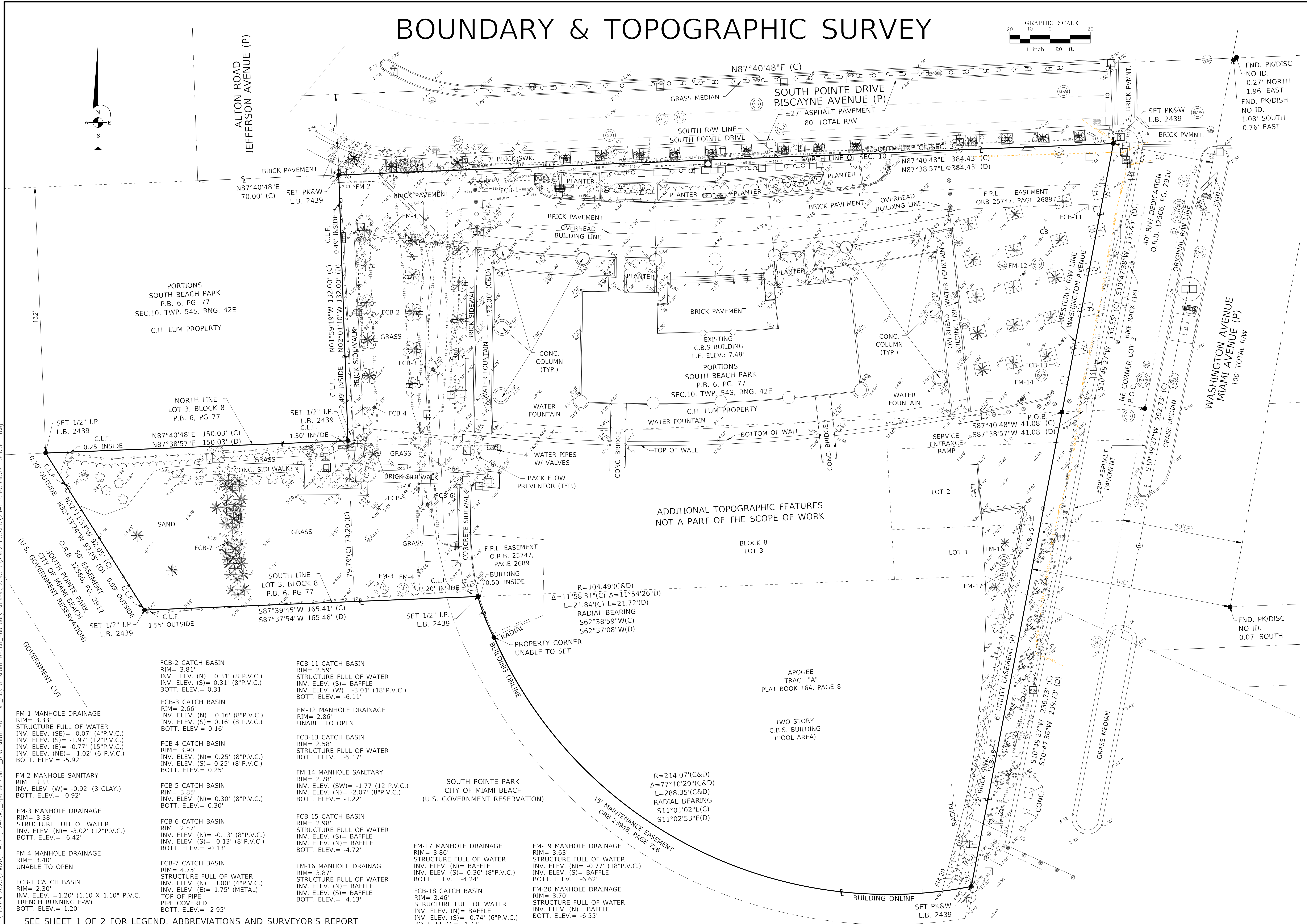
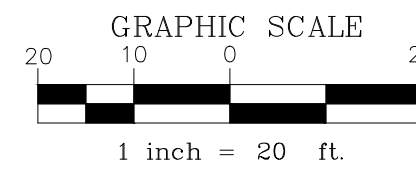
DATE:	03/22/2023
FIELD BOOK:	1173-1
DESIGN NO.:	25-628
DRAWN BY:	MCT
CHECKER:	CEA
SCALE:	AS SHOWN
ADDITIONAL TOPO	
ADDITIONAL TOPO	
UPDATE TITLE BLOCK	
UPDATE VALVES CONFIGURATION	
AND GAS LINE	
ADDITIONAL TOPO	
REVISION	
NO.	DATE
5	07/25/2025
4	01/06/2025
3	12/06/2023
2	10/20/2023
1	08/23/2023

BOUNDARY &  
TOPOGRAPHIC SURVEY  
APOGEE CONDOMINIUM  
800 SOUTH POINTE DRIVE  
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

MANUEL G. VERA & ASSOCIATES, INC.  
SURVEYORS • MAPPERS • SUB SURFACE UTILITY  
13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210  
P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295  
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# BOUNDARY & TOPOGRAPHIC SURVEY



ALTON ROAD  
JEFFERSON AVENUE (P)

SOUTH POINTE DRIVE  
BISCAYNE AVENUE (P)  
±27' ASPHALT PAVEMENT  
80' TOTAL R/W

FND. PK/DISC  
NO ID.  
0.27' NORTH  
1.96' EAST  
FND. PK/DISH  
NO ID.  
1.08' SOUTH  
0.76' EAST

PORTIONS  
SOUTH BEACH PARK  
P.B. 6, PG. 77  
SEC.10, TWP. 54S, RNG. 42E  
C.H. LUM PROPERTY

ADDITIONAL TOPOGRAPHIC FEATURES  
NOT A PART OF THE SCOPE OF WORK

BLOCK 8  
LOT 3

APOGEE  
TRACT "A"  
PLAT BOOK 164, PAGE 8

TWO STORY  
C.B.S. BUILDING  
(POOL AREA)

SOUTH POINTE PARK  
CITY OF MIAMI BEACH  
(U.S. GOVERNMENT RESERVATION)

15' MAINTENANCE EASEMENT  
ORB 2394B, PAGE 726

FCB-2 CATCH BASIN  
RIM= 3.81'  
INV. ELEV. (N)= 0.31' (8" P.V.C.)  
INV. ELEV. (S)= 0.31' (8" P.V.C.)  
BOTT. ELEV.= 0.31'

FCB-3 CATCH BASIN  
RIM= 2.66'  
INV. ELEV. (N)= 0.16' (8" P.V.C.)  
INV. ELEV. (S)= 0.16' (8" P.V.C.)  
BOTT. ELEV.= 0.16'

FCB-4 CATCH BASIN  
RIM= 3.90'  
INV. ELEV. (N)= 0.25' (8" P.V.C.)  
INV. ELEV. (S)= 0.25' (8" P.V.C.)  
BOTT. ELEV.= 0.25'

FCB-5 CATCH BASIN  
RIM= 3.85'  
INV. ELEV. (N)= 0.30' (8" P.V.C.)  
BOTT. ELEV.= 0.30'

FCB-6 CATCH BASIN  
RIM= 2.57'  
INV. ELEV. (N)= -0.13' (8" P.V.C.)  
INV. ELEV. (S)= -0.13' (8" P.V.C.)  
BOTT. ELEV.= -0.13'

FCB-7 CATCH BASIN  
RIM= 4.75'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N)= 3.00' (4" P.V.C.)  
INV. ELEV. (E)= 1.75' (METAL)  
TOP OF PIPE  
PIPE COVERED  
BOTT. ELEV.= -2.95'

FCB-11 CATCH BASIN  
RIM= 2.59'  
STRUCTURE FULL OF WATER  
INV. ELEV. (S)= BAFFLE  
INV. ELEV. (W)= -3.01' (18" P.V.C.)  
BOTT. ELEV.= -6.11'

FCB-12 CATCH BASIN  
RIM= 2.86'  
UNABLE TO OPEN

FCB-13 CATCH BASIN  
RIM= 2.58'  
STRUCTURE FULL OF WATER  
BOTT. ELEV.= -5.17'

FCB-14 CATCH BASIN  
RIM= 2.78'  
INV. ELEV. (SW)= -1.77' (12" P.V.C.)  
INV. ELEV. (N)= -2.07' (8" P.V.C.)  
BOTT. ELEV.= -1.22'

FCB-15 CATCH BASIN  
RIM= 2.98'  
STRUCTURE FULL OF WATER  
INV. ELEV. (S)= BAFFLE  
INV. ELEV. (N)= BAFFLE  
BOTT. ELEV.= -4.72'

FCB-16 CATCH BASIN  
RIM= 3.97'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N)= BAFFLE  
INV. ELEV. (S)= BAFFLE  
BOTT. ELEV.= -4.13'

FM-12 MANHOLE DRAINAGE  
RIM= 2.86'  
UNABLE TO OPEN

FM-14 MANHOLE SANITARY  
RIM= 2.78'  
INV. ELEV. (SW)= -1.77' (12" P.V.C.)  
INV. ELEV. (N)= -2.07' (8" P.V.C.)  
BOTT. ELEV.= -1.22'

FM-17 MANHOLE DRAINAGE  
RIM= 3.86'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N)= BAFFLE  
INV. ELEV. (S)= 0.36' (8" P.V.C.)  
BOTT. ELEV.= -4.24'

FM-18 CATCH BASIN  
RIM= 3.46'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N)= BAFFLE  
INV. ELEV. (S)= -0.74' (6" P.V.C.)  
BOTT. ELEV.= -4.72'

FM-19 MANHOLE DRAINAGE  
RIM= 3.63'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N)= -0.77' (18" P.V.C.)  
INV. ELEV. (S)= BAFFLE  
BOTT. ELEV.= -6.62'

FM-20 MANHOLE DRAINAGE  
RIM= 3.70'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N)= BAFFLE  
BOTT. ELEV.= -6.55'

PROPERTY CORNER  
UNABLE TO SET

R=104.49'(C&D)  
Δ=11°58'31"(C) Δ=11°54'26"(D)  
L=21.84'(C) L=21.72'(D)  
RADIAL BEARING  
S62°38'59"W(C)  
S62°37'08"W(D)

R=214.07'(C&D)  
Δ=77°10'29"(C&D)  
L=288.35'(C&D)  
RADIAL BEARING  
S11°01'02"E(C)  
S11°02'53"E(D)

- FM-1 MANHOLE DRAINAGE  
RIM= 3.33'  
STRUCTURE FULL OF WATER  
INV. ELEV. (SE)= -0.07' (4" P.V.C.)  
INV. ELEV. (S)= -1.97' (12" P.V.C.)  
INV. ELEV. (E)= -0.77' (15" P.V.C.)  
INV. ELEV. (NE)= -1.02' (6" P.V.C.)  
BOTT. ELEV.= -5.92'
- FM-2 MANHOLE SANITARY  
RIM= 3.33'  
INV. ELEV. (W)= -0.92' (8" CLAY.)  
BOTT. ELEV.= -0.92'
- FM-3 MANHOLE DRAINAGE  
RIM= 3.38'  
STRUCTURE FULL OF WATER  
INV. ELEV. (N)= -3.02' (12" P.V.C.)  
BOTT. ELEV.= -6.42'
- FM-4 MANHOLE DRAINAGE  
RIM= 3.40'  
UNABLE TO OPEN
- FCB-1 CATCH BASIN  
RIM= 2.30'  
INV. ELEV. =1.20' (1.10 X 1.10" P.V.C.)  
TRENCH RUNNING E-W  
BOTT. ELEV.= 1.20'

SEE SHEET 1 OF 2 FOR LEGEND, ABBREVIATIONS AND SURVEYOR'S REPORT

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DRAWN BY:	JCT
CHECKER:	CEA
SCALE:	A5 SHOWN

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